

[REDACTED]

From: Paul Bello [REDACTED]
Sent: 04 April 2023 13:17
To: Elaine Quigley
Cc: Planning Planning
Subject: Re: Is application 2022/2868/P still open for comments

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Help Elaine

Will do. I will re-send here with the cc (partly as I forgot to include my address etc) and let Philip know to do same if he comments

Best wishes - and have a good break!

Planning dept

- please see comments for 2022/2868/P and 2022/3388/L 22 Southampton Place. My address is [REDACTED]
[REDACTED]

Best

Paul

2022/2868/P

The application 2022/2868/P seeks permission to mount four heat pump plant machinery on the roof of a listed building in a conservation area.

The objector believes that the owner of the building has also submitted two other applications (2023/0223/P and 2023/0878/L) for the installation of six further air plant machines respectively on the roofs of two adjacent buildings (20 & 21 Southampton Place).

The objector requests the council to consider similar objections raised for the adjacent applications along with this application.

The objection notes that the installation of ten heat pump machines will have a more significant impact than four or six units.

The application includes significant addition to roofline of listed building in a conservation area with installation of 4 noise generating commercial air plant machinery on the roof, in immediate area of a listed residential building (which already encounters significant background noise from air plant machinery in the area).

(A further 6 air plant machines are additionally proposed on the neighbouring 20 & 21 Southampton Place).

The neighbouring residential building (21 Barter Street) which borders the application site(s) is a residential listed building

21 Barter Street is a noise-sensitive building:

21 Barter Street has a roof terrace patio diagonally facing the proposed 4 air plant machines and roof development, and a further walled residential patio to the rear which can echo sound from the high walls (the patio is in line with the proposed plant machines).

21 Barter Street residences - due to the building's listed building protections - cannot have double glazing, nor can any plant air cooling be installed. The building is especially sensitive to external sound because windows are less sound insulated and must be open more, especially in summer where residents must have windows open to cool usually day and throughout the night when sleeping.

There is a pre existing problem for 21 Barter Street of ventilation plant noise from local commercial plant cooling machinery, including significant daytime background noise from either Hogarth house or Holborn tower plant cooling which is audible in the day and at weekends

4 new units plant units proposed in this application is already a high number of new noise generating plant to situate next to residential building which lacks sound protection.

The proposed air plant machinery in this application are assumed to operate 24/7 (source: supporting documents to separate 2023/0223/P)

The Council is also being asked to consider the total sound effect would include a further 6 units proposed at 20-21 Southampton place in the assumed same ownership - bringing the total to 10 commercial air plant units in the immediate area of the residential building of 21 Barter Street.

Through the combination of existing sound generated in the area, no ability for cooling 21 Barter Street meaning windows are usually open, the need for windows to be open at night, no ability for double glazing, and the acoustic effect of facing walls to the front of the building and the high-walled rear patio, the residential building 21 Barter Street must be protected from additional noise, allowing residents quiet enjoyment and local amenity. The effect on 21 Barter Street is likely to be significant.

In the Camden planning guidance for Amenity, it is noted that there are levels of sound if not protected above which there are adverse effects on health and quality of life including effects on sleep, that Camden's town centres for example are known to have a proliferation of air conditioning machinery and contain numerous food, drink, leisure and entertainment uses which all contribute to creating noisy environments, and that the Council will consider the cumulative impact of numerous individual noise sources where noise is known to be an issue.

This is the case for Barter Street with pre-existing plant cooling noise, background noise and the listed building restrictions of 21 Barter Street making it more susceptible to noise, especially at night. (And the further addition of 6 heat pump plant machinery to the roof of 20-21 Southampton Place in the separate application)

There are alternative methods of heating available, and the building is dual aspect allowing flow through natural ventilation (not available to many residences in 21 Barter Street)

The Council is able to consider the use of planning conditions or a legal agreement to mitigate noise addition

Local amenity, conservation area and Visual effect

In the Camden Council Bloomsbury Conservation Area Appraisal and Management Strategy, the conservation area that the proposal is within notes effects of development on the special character of listed buildings, including development which affects the rear of the building, which faces windows and roof terrace of 21 Barter Street. It says:

- ∞ Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

It also includes that:

- ∞ Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Conservation Area.

In the supporting documents to the related proposal 2023/0223/P there are a further 6 roof air plant machinery for the adjacent building in same ownership at neighbouring 22 Southampton Place. The Council should consider that the local amenity and appearance effect of roof addition and roof plant machinery in this application may be further worsened by additional roof plant next door at 20-21 Southampton Place, not included in this proposal.

The addition to roofline of listed building in the conservation area will have a negative impact on the building and its surroundings. Given that this is a commercial listed building in a conservation area, it is important that any changes made to the building are in keeping with the surrounding area.

A significant roof development on a listed buildings of special character and the installation of 4 commercial air plants on the roof will detriment the local amenity of the conservation area and the enjoyment of the character of the area as viewed from other listed buildings. This is particularly the case as the proposed development is in view of windows and a roof terrace of 21 Barter Street. The proposal would be visually intrusive and would detract from the character and historic importance of the buildings they are proposed to be sited on.

Conclusion

Given the significant negative impact the proposed heat pumps would have by the additional levels of noise that they would generate and add to the background noise, and the effect on the appearance of the conservation area and the buildings, the planning application to situate commercial air plant on the roof is objected to. (Alternative methods of heating that would not generate such noise and would have less visual effect on the property and conservation area are available). The Council is urged to consider other options than plant machinery on the roof of the listed buildings in the conservation area, and reject the proposed application or to place restrictions to mitigate, especially given the extent of roof mounted plant machinery proposed between this the neighbouring application.

Mitigation

If the Council approves the application, the following mitigation will help local amenity and local residents

- ∞ Limiting the operating time of the source by restricting air plant units to 8am-9pm
- ∞ Restrict to fewer units (particularly noting a further 6 units in the same ownership are mentioned at 20-21 Southampton Place to a total of 10)
- ∞ Containing the noise generating equipment (e.g. by insulating buildings which house machinery)

- ∞ Protecting the surrounding noise-sensitive building of 21 Barter Street (e.g. by screening with sound insulation barrier)
- ∞ Specifying an acceptable noise limit at the residential boundary of 21 Barter Street
- ∞ Increasing the distance between the units and the noise-sensitive building of 21 Barter Street

2022/3388/L

The application is for roof mounting of 4 heat pump plant machinery. It is believed to be by the same owner for applications 2023/0223/P and 2023/0878/L, both for 20 & 21 Southampton Place

The council is asked to consider similar comments and objection as submitted for the similar 20 & 21 Southampton Place applications.

This application includes significant addition to roofline of listed buildings in a conservation area, and installation of 4 noise generating commercial air plant machinery on the roofline, next to a listed residential building which has windows and residential veranda facing the application site, and which already encounters significant background noise from air plant machinery in the conservation area.

The neighbouring building (21 Barter Street) to the application is a residential listed building and is immediately next to the application site.

21 Barter Street has a roof terrace patio facing the proposed 4 air plant machines and roof development, and a walled residential patio to the rear which is can echo sound from the high walls (the patio is adjacent with the proposed plant machines). The front of 21 Barter Street experiences acoustic echo by being a narrow street with opposing high facing walls of historic listed buildings. (The acoustic effect at the front of 21 Barter Street from the facing walls is such that basic conversation at street level is heard easily in full with windows only slightly open).

21 Barter Street residences - due to the building's listed building protections - cannot have double glazing, nor can any plant air cooling be installed. And so the building is especially sensitive to external sound because windows are less sound insulated and must be open more, especially in summer where residents must have windows open to cool usually day and throughout the night when sleeping.

The proposal changes the roof of the building and the visual appeal of the conservation area by placing plant machinery on the roof of the listed buildings

There is a separate application of a further 6 pumps on the neighbouring buildings of 20-21 Southampton Place (2023/0878/L), and the council is now asked to consider the impact of the applications together.

Local amenity, conservation area and Visual effect

In the Camden Council Bloomsbury Conservation Area Appraisal and Management Strategy, the conservation area that the proposal is within notes effects of development on the special character of listed buildings, including development which affects the rear of the building, which faces windows and roof terrace of 21 Barter Street. It says:

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A significant roof development on a listed building of special character and the installation of 4 commercial air plants on the roof will detriment the local amenity of the conservation area and the enjoyment of the character of the area, particularly as viewed from other listed buildings. (This is especially the case as the proposed developments together form three listed buildings in the direct view of windows and a roof terrace of 21 Barter Street).

The proposal would be visually intrusive and would detract from the character and historic importance of the building it is proposed to be sited on.

The council is asked to consider that there are a further 6 roof air plant machinery in proposal for the adjacent building in same ownership at neighbouring 20-21 Southampton Place.

The local amenity and appearance effect of the proposal at 22 Southampton Place would be further worsened by additional roof plant next door to the application site not included in this proposal.

Conclusion

Given the significant negative impact the proposed heat pumps and roof development would have by the effect on the appearance of the building and the conservation area, as well as the additional levels of noise that the plant machinery would generate and add to the background noise in the conservation area, the planning application to situate commercial air plant on the roof is objected to. (Alternative methods of heating that would not generate such noise and would have less visual effect on the property and conservation area are available).

The Council is urged to consider other options than plant machinery on the roof of the listed buildings in the conservation area, and reject the proposed application or to place restrictions to mitigate the detriment to local amenity and visual appeal.

These effects are heightened as the proposal for 4 plant machinery and roof structure at 22 Southampton Place are added to by the presumed same owner's separate proposal to mount a further 6 units and roof changes to 20-21 Southampton Place, and the council is asked to consider the impacts together.

(Sent from my phone)

On 4 Apr 2023, at 11:44, Elaine Quigley [REDACTED] wrote:

Hi Paul,

Thanks for your email. I will look out for the comments. If you and your neighbour Philip can copy in the general planning email address (planning@camden.gov.uk) that will ensure that any objections that are sent to me are registered. I am on annual leave from today until the middle of next week so just want to make sure that all comments are considered.

Best wishes

Elaine

From: Paul Bello [REDACTED]
Sent: 04 April 2023 11:36
To: Elaine Quigley [REDACTED]
Subject: Re: Is application 2022/2868/P still open for comments

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Hello Elaine

Thank you very much for this.

Please find following comments for 2022/2868/P and 2022/3388/L 22 Southampton Place application

Myself and neighbours had only recently found out about the separate but related 2023/0223/P and 2023/0878/L for 20-21 Southampton Place from a street post and some will likely have submitted comments for those. I have let one neighbour Philip know about this other application 2022/2868/P and 2022/3388/L 22 Southampton Place and he may send you comments for this. I've let him know it needs to be early this week.

Best

Paul

22 Southampton Place:

2022/2868/P

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The objector requests the council to consider similar objections raised for the adjacent applications along with this application.

The objection notes that the installation of ten heat pump machines will have a more significant impact than four or six units.

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4 new units plant units proposed in this application is already a high number of new noise generating plant to situate next to residential building which lacks sound protection.

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4. Protecting the surrounding noise-sensitive building of 21 Barter Street (e.g. by screening with sound insulation barrier)
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6. Increasing the distance between the units and the noise-sensitive building of 21 Barter Street

2022/3388/L

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especially the case as the proposed developments together form three listed buildings in the direct view of windows and a roof terrace of 21 Barter Street).

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These effects are heightened as the proposal for 4 plant machinery and roof structure at 22 Southampton Place are added to by the presumed same owner's separate proposal to mount a further 6 units and roof changes to 20-21 Southampton Place, and the council is asked to consider the impacts together.

On 31 Mar 2023, at 10:12, Elaine Quigley [REDACTED] wrote:

Dear Paul

Thanks for your email.

The statutory consultation period has ended but the application hasn't been determined yet. We accept responses up until a decision has been made. If you can get any comments to me early next week that should give me time to consider them and make the applicant aware of your concerns.

Best wishes

Elaine

-----Original Message-----

From: Paul Bello [REDACTED]

Sent: 30 March 2023 16:59

To: Elaine Quigley [REDACTED]

Subject: Is application 2022/2868/P still open for comments

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hello Elaine

Is application 2022/2868/P still open for comments?

(It seems the same owner, and adjacent to 2023/0223/P and 2023/0878/L which we have just found out about, and a few of us are putting comments/objections in about the installation of heat pumps next to our single glazed residential building - listed and also in the conservation area)

We didn't know about 2022/2868/P until finding in the sound report for those other applications just now that there are heat pumps proposed on the roof of 22 too. It brings the total number of heat pump plant machines next to our flats to ten

Online 2022/2868/P seems not decided, and the planning website suggests undecided application can still receive comments .

Is there time for us residents to send comments on that application so they can be considered for the effect the pumps will have together

Best

Paul

(Sent from my phone)

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This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

[REDACTED]

From: Philip Wylie [REDACTED]
Sent: 04 April 2023 14:28
To: Elaine Quigley; Planning Planning
Subject: Objection to Application 2022/2868/P - which is still open for comments

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Dear Elaine,

Paul Bello, who is also a flat leaseholder [REDACTED], informed me that there was still an opportunity to make objections to Application 2022/2868/P and 2022/3388/L, which relates to 22 Southampton Place and the addition of 4 air source heat pumps at the back of this building.

This application has a direct impact on separate applications 2023/0223/P and 2023/0878/L for 20-21 Southampton Place, which includes 6 air source heat pumps, also at to be located at the back of the building, which I have already provided comments on.

As a result, I would like to object to the addition of what would be 10 air source heat pumps at the back of 20, 21 and 22 Southampton Place.

The Noise Assessment, provided by the Applicant, appears to look at the noise from just one unit, rather than 10 air source heat pumps and is therefore flawed. My understanding is that if one unit emits 40dB, the noise from 10 units, located close to one another, would rise to around 50dB. I believe that this needs to be taken into account.

Tonality is also a factor in assessing the impact of noise and this does not appear to be taken into account in the Noise Assessment that has been provided to support the application.

I believe that Camden Council does consider the cumulative impact of numerous individual noise sources, where noise is already known to be an issue.

The fact that the Planning Applications are in a Conservation Area, means that development of this nature should not be allowed at the rear of the buildings.

21 Barter Street is a Listed Building, which cannot use double glazing to reduce the impact of external noise inside the apartments. As a result, I believe that the addition of air-source heat pumps should not be permitted and other solutions which do not have a visual or noise impact should be required.

Best regards

Philip Wylie
[REDACTED]